

## **City of North Bend 2015 Comprehensive Plan/Development Regulation Update Scope of Work**

The City of North Bend is required to review and where needed, revise the City's Comprehensive Plan and development regulations to ensure compliance with the Growth Management Act (RCW 36.70A.130 (1) by June 30, 2015.

This scope of work identifies anticipated updates to the Comprehensive Plan where revisions are known to be necessary in order to comply with the Growth Management Act, as well as to address updated growth projections and outdated information.

Comprehensive Plan and Development Regulation Review and Updates will be based on the following guidance/assumptions:

1. Primary goals and objectives will be maintained by the current Plan.
2. Updates will focus as a first priority on ensuring consistency with changes to the Growth Management Act, Countywide Planning Policies and Puget Sound Regional Council requirements. Additional amendments as identified through the public process as desirable will occur as possible considering time and staffing capacity.
3. Policies and descriptions will be updated, simplified and edited to increase clarity and consistency throughout the document.
4. Any necessary updates to development regulations will follow from the Comprehensive Plan updates.

### **Summary of Anticipated Necessary Comprehensive Plan Amendments:**

#### **Land Use Element**

Staff review shows that GMA requirements have been largely met. Updated household and employment targets are required for consistency with the Countywide Planning Policies. The Land Use Element was last adopted in 2007. While staff review shows that Growth Management Area (GMA) requirements have been largely met, the element will be reviewed to ensure it is updated and current in its vision.

Anticipated major updates to the Land Use Element include the following:

- *Land use characteristics* - Update to reflect new development, employment, connectivity - movement of people and goods, safety, community expectations, and overall vision for the public realm of North Bend's neighborhoods, parks, open space, commercial uses, public facilities, and employment centers.
- *Mix of land uses and scale of development* – create policy that gives a direct approach for maintaining and sustaining new population growth by establishing a better foundation for economic development.

- *Physical activity activation* – Analyze how these land uses affect movement of people and goods. Address the need for connectivity among these uses for pedestrian and bicycle mobility.
- *Wildlife - Identify local corridors and habitats.*
- *Recreational lands* – Update map and future land use plans
- *Storm water and floodplain management plans* – Add review of drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.
- Consider deleting Natural Resource Element and incorporating this into the Land Use Element as a subsection.
- *Growth Targets and Buildable Lands and Direction for Future Growth* – Update subsection based on future population growth, housing stock, and current market demand. Updated household and employment targets are required for consistency with the Countywide Planning Policies.
- Maps and Figures throughout the element need to reflect current city limit boundary, development, and zoning changes.

### **Critical Areas Element**

Staff review shows that GMA requirements have been largely met. Updates to any new listed species should be included as well as new references to groundwater protection planning. The Element should reference the Salmon Plan or other Basin/Watershed Plans. Modernization of the Figures in this element, incorporation of delineated wetlands, and update to the adopted FIRM map should be addressed.

### **Housing Element**

The Housing Element was last updated in 2007 and is intended to ensure the vitality and character of established residential neighborhoods, encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stocks.

Particular attention will be given to the following aspects:

- *Housing* – update targets for existing and future units.
- *Annexation* - work with other jurisdictions to plan for land uses and infrastructure in areas surrounding the city. [Annexation policies](#) will enable North Bend to accommodate future growth while protecting rural and agricultural areas that lie outside the Urban Growth Area.

Update government-assisted housing, housing for low –income families, manufactured housing, multifamily housing, group homes, and foster care facilities location plan.

### **Transportation Element**

No major amendments to the Transportation Element are anticipated. A major update to the Transportation Element was adopted in 2012. On December 5, 2013, the Puget Sound Regional Council certified that the City’s Comprehensive Plan amendments through 2012 conform to the Growth Management Act requirements for transportation planning and are consistent with multicounty

planning policies and the Regional Transportation Plan (Vision 2020 and Destination 2030). Minor amendments may be undertaken based on public comment received during the Comprehensive Plan update process and to address any edits necessary as identified by staff.

### **Utilities Element**

Staff review shows that GMA requirements for the Utilities Element have been met, however inventory information is now out of date. The element will be updated to provide current information regarding existing and planned facilities and their capacities from public and private utility providers, including Puget Sound Energy, Tanner Electric, Bonneville Power, Century Link, AT&T, Comcast, Allied Waste, King County Solid Waste and the King County Wastewater Treatment Division.

No updates to the existing policies are anticipated.

### **Capital Facilities Element**

A major update to the Capital Facilities Element will be provided as necessary to update the 6-year Capital Facilities Plan and Financing Plan. The Capital Facilities Element will reference the Transportation Element and Parks Element for their respective facility descriptions and level of service standards.

### **Natural Resources Element**

The Natural Resources Element is not a required Comprehensive Plan Element for incorporated Cities under the Growth Management Act. To simplify the Comprehensive Plan, this element may be incorporated into the Land Use Element.

### **Parks, Recreation, Wildlife Habitat and Open Space Element**

A major update to the Parks Element was adopted in 2010 and the element has been certified as compliant with the Washington State Recreation and Conservation Funding Board through January 19, 2016. Minor updates were adopted with the 2013 Comprehensive Plan amendments addressing projects on the Parks Capital Facilities Plan. Updates will be addressed in 2015 including estimated park demand based on population projections, considering park levels of service and facility and service needs, policy review and the Parks Capital Facilities Plan. A recommendation from the Parks Commission will precede Planning Commission review and recommendation to the City Council on this Element.

### **Economic Development Element**

The Economic Development Element will be updated to reflect current economic conditions and factors, including a summary of the strengths and weaknesses of the local economy within the commercial and industrial sectors, and supporting factors such as land use, transportation, utilities, education, work force, housing, and natural/cultural resources. A recommendation from the Economic Development Commission will precede Planning Commission review and recommendation to the City Council on this Element.

## **Shoreline Element**

The Shoreline Element was adopted in 2012 as a part of the City's update to its Shoreline Master Program and meets all GMA requirements. No updates are planned to the Shoreline Element Chapter. Ensure goals and policies in new Chapters are consistent with SMP goals and policies.

## **Energy and Sustainability Element**

The Energy and Sustainability Element was adopted in 2012 and is not a required Comprehensive Plan Element under the Growth Management Act. No updates are planned.

### **2014 -2015 COMPREHENSIVE PLAN SCOPE OF WORK**

*The following are tentative date and will be subject to change*

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## **2014**

### **Comprehensive Plan Overview**

February 13	Comprehensive Plan Scope of Work and Public Participation Plan: Hearing (Planning Commission)
February 27	Comprehensive Plan Scope of Work and Public Participation Plan: Recommendation (Planning Commission)
March 18	Adopt Scope of Work and Public Participation Plan (City Council)
March 27	Review City Vision Statement (Planning Commission)
April 1	City Vision Statement Consideration (City Council)

### **Critical Areas Element**

April 24	Introduction, Public Hearing, & Recommendation (Planning Commission)
May 6	Consideration (City Council)

### **Land Use Element**

Sept 25	Introduction (including proposed deletion of Natural Resources Element and addition of LU Policies to address adjacencies to existing agriculture) (Planning Commission)
Dec 11	Recommendation (Planning Commission)

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## **2015**

### **Utilities Element & Housing**

Jan 8	Utilities Introduction (Planning Commission)
Jan 22	Housing Introduction (Planning Commission)
Feb 12	Utilities and Housing Public Hearing & PC Recommendation (Planning Commission)
	Consideration (City Council)

### **Land Use Element Cont.**

Feb 12	Policy Language (Planning Commission)
Feb 26	Continued Deliberation (Planning Commission)
March 12	Public Hearing & PC Recommendation (Planning Commission)
	Consideration (City Council)

### **Capital Facilities Element (Public Works)**

March 12	Introduction (Planning Commission)
March 26	Public Hearing & Recommendation (Planning Commission)
	Consideration (City Council)

### **Parks Element**

Jan - Feb	Introduction (Parks Commission)
Feb 25	Review and recommendation (Parks Commission)
March 26	Introduction (Planning Commission)
April 9	Public Hearing and Recommendation (Planning Commission)
	Consideration (City Council)

### **Economic Development Element**

April 9	Public Hearing & Recommendation (Planning Commission)
	Consideration

### **Final Review**

May	SEPA Determination on Comprehensive Plan Amendments
May	Comprehensive Plan Review and deliberation (City Council)
June	Final Comprehensive Plan amendments: Public Hearing (City Council)
June	Comprehensive Plan 2015 adoption: (City Council)
June 30	Due date for updated 2015 Comprehensive Plan to the Department of Commerce